

Planning Commission

Remote Hearing – August 24, 2005

12-GP-2005

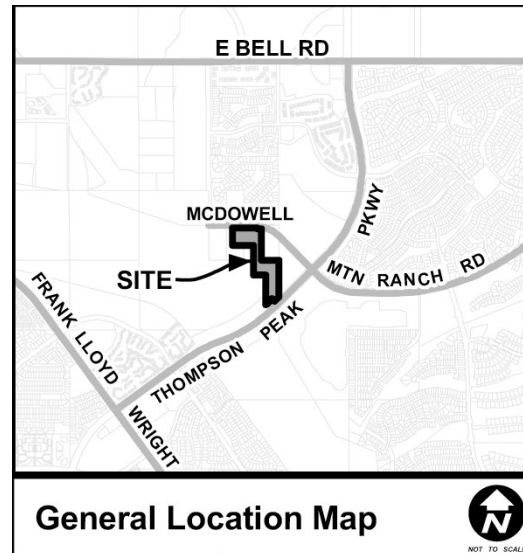
General Plan Review

Introduction

Case 12-GP-2005 is a request for an amendment to the General Plan Land Use Element. The property is generally located on the south side of McDowell Mountain Ranch Road, 1/3 mile west of Thompson Peak Parkway and includes approximately 10.2 acres of land. There is a concurrent rezoning case (13-ZN-2005) associated with this requested General Plan amendment.

Major General Plan Amendment

The Growing Smarter Acts (state statutes) required cities to establish criteria for major amendments to the General Plan. The Scottsdale City Council established the criteria for a major General Plan amendment in February 2001. Those criteria are a part of the city's General Plan, and include a land use change matrix, a property size criteria, and Character Area and Water/Wastewater Infrastructure criteria. (See attachment #7) If a proposed change meets any of the criteria, the proposal constitutes a major amendment to the General Plan. A land use change from Cultural / Institutional or Public Use to an Urban Neighborhoods designation is considered a major amendment, regardless of the size of the parcel.



Current Conditions/Background:

This property, and the areas surrounding it to the east, south and west are designated Cultural/Institutional or Public Use on the General Plan Land Use Map. The Cultural/Institutional designation was placed in this area specifically to accommodate the Westworld facility and ancillary or support uses. Areas north of McDowell Mountain Ranch Road are designated Suburban Neighborhoods. Development in the vicinity includes the Westworld equestrian center to the south and west, the McDowell Mountain Ranch master planned community to the northeast and a mix of smaller planned subdivisions and non-residential uses including an Aquatic Center and Library to the east and Horseman's Park to the north and northwest. Areas west of the property have experienced incremental development in accordance with an underlying zoning that permits light industrial and employment type uses.

The historic Old Verde Canal is a notable feature of affecting the site. Most of the property has a moderate density of vegetation. Areas upslope of the Old Verde Canal, subject from time to time to ponding of run-off have the greatest plant density. The vegetation on the property is predominantly naturally occurring and indigenous. With the exception of the Old Verde Canal and perimeter roadways, the site is largely undisturbed and has a natural desert character. The Verde Canal extends several miles northwest and southeast from the site and has been identified by area developers and by the city as both a cultural resource, an environmental asset and as a linear open space feature connecting several neighborhoods, commercial centers and cultural/recreational facilities along its length. While a constraint in some respects, the feature represents a unique opportunity and is both an asset to the property and to the larger community.

No character area study has been approved, and no neighborhood plans have been proposed or completed for this area. The application site is within the designated ESL area and thus is subject to the accompanying regulations of the overlay regardless of the land-use category.

Description of Proposal:

The applicant is proposing the following amendment to the General Plan:

- Land Use Element designation amendment from Cultural/Institutional or Public Use to Urban Neighborhoods. The site is comprised of 3 parcels totaling 10.2 acres located west of Thompson Peak Parkway and south of McDowell Mountain Ranch Road. The existing underlying zoning classification of the site is R1-35 ESL PCD.

This application is adjacent to and contiguous with a second General Plan Amendment to Urban Neighborhoods - application case-number 10-GP-2005. This adjacent site consists of approximately 3.92 acres and shares the same General Plan land use category and a current zoning of R1-35.

The existing land use designation category, Cultural/Institutional or Public Use, “includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, and Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.”

The requested land use category, Urban Neighborhoods, “includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate

the traffic volumes. Access to transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods.”

General Plan Analysis:

Land Use Element:

The nature of the proposed GP amendment in the proposal indicates that certain stated values in the Land Use Element of Scottsdale’s General Plan should be given specific considerations in this analysis. They are:

- Respect for the existing and historical context of the built environment.
- Land use and transportation planning that creates logical and efficient transportation options and patterns to help connect people to jobs, services and amenities.
- A rich mix of living, working, and playing environments that do not violate or intrude upon the values that make each place unique or special.
- Aesthetic design of uses to fit with the surrounding character and scale.

In more general terms, the land use north and east of the site is characterized by master planned suburban development that is composed primarily of a residential subdivisions, multi family neighborhoods and array of other non-residential uses intended to support the local area. The area’s landscape reflects a more natural upper desert character. The McDowell Mountains and Desert Preserve land dominate views to the east beyond the developed setting. To the south and west is the Bureau of Reclamation administered public land originally associated with the Central Arizona Project Canal and later as a recreational oriented public use area. Limiting physical characteristics of the CAP Corridor are the elevation of the canal that limits views down-slope to the south and southwest and areas of flooding associated with the ponding of run-off on the upslope side of the CAP Canal.

The designation of Cultural/Institutional for this area of the city was established mainly for the Westworld equestrian facilities to the south and west of this property. It was originally anticipated that this general area would include a mixture of uses with a focus on equestrian, recreation, and tourism facilities in support of the Westworld complex. Westworld has indicated that it does desire to expand the facility onto the subject property and without Westworld’s involvement it is unlikely that a demand for such uses on the property will ever materialize. With these considerations, the applicant for this case is requesting the land use designation be amended to Urban Neighborhoods and the ultimate disposition of the property for higher density residential development.

Uses and Activities of the Westworld Cultural Center, such as those directly related to care and boarding of horses and livestock as well as the impacts generated by large scale special events present some compatibility challenges for directly adjacent residential units thus it is important in the development of the property to consider adequate buffering, site plan configuration and building orientations to help minimize and mitigate potentially adverse audible and visual impacts of nearby activities.

Community Mobility Element:

Vehicular access to the property is limited in some respects by the median in Thompson Peak Parkway that allows only right in and right out movements leaving McDowell Mountain Ranch Road as the property's primary point of ingress. As a secondary entrance to Westworld, McDowell Mountain Ranch Road and the arterials that link to it are were designed to accommodate large peak volumes of traffic. The pattern of use for residential development tends to be more concentrated during morning and evening commutes. Given the location of employment areas the traffic generated by the potential development on the property will favor southerly direction and to a lesser extent and easterly route on Bell Road via 92nd Street. Return trips would likely follow the same pattern but would occur over an extended period of time. In terms of capacity of existing infrastructure, the proposed amendment would not have a significant impact. The overall traffic generated by the property may be less as due to the significant challenges of site development due to its size, configuration the presence of the Verde Canal and impacts of the floodplain. These factors are self-limiting with respect to the intensity of residential use feasible.

The net changes in traffic volume resulting from a change designation should be considered inconclusive due to the wide range of uses and their traffic generating characteristics that are possible for this property under its current designation of Cultural/Institutional and Public Use; however, the projected numbers for the requested land use designation are reliable indicators of maximum potentials. The daily trip projections from the Land Use Impact Model appear at the end of the report.

Character and Design Element:

One of the Goals of this Element is to make sure that all development is consistent and appropriate in terms of community goals, surrounding areas character, and the specific neighborhoods. Another Goal is to identify and preserve the city's historic, archaeological and cultural resources. The Old Verde Canal is one of those identified resources and should be preserved through the development process.

Uses and Activities of the Westworld Cultural Center, such as those directly related to horse feeding, maintenance, and impacts created by large scale special events may not be compatible with direct adjacency of future residential units; it is important to consider adequate buffering for potential adverse sights and sounds and a design that promotes integration with the adjacent neighborhoods.

The location of this property is unique, it is surrounded by a variety of land uses and varying scales of development as well as extensive high amenity open space and public use areas. It is important to consider these factors and adjacencies. In particularly appropriate transitioning and scale relationships should be considered in response to the McDowell Mountain Ranch subdivisions and neighborhoods located to the north and east of the property in response to potential impacts from higher intensity residential uses that would be allowed with amendment. With an Urban Neighborhood s designation, this property is poised to provide the necessary development balance and transition help to achieve integration between the diverse uses of the adjoining areas.

Housing Element:

This Element discusses seeking housing options that blend with the character of the surrounding community. Physical design, building structure, and lot layout relationships should help new development complement the surrounding neighborhoods.

Preservation and Environmental Planning Element:

The property is located within the Lower Desert Landform of the ESL Ordinance and will require the dedication of Natural Area Open Space. Future development of this site should take into account the Old Verde Canal, which has been recognized as a historical/archeological resource by the City of Scottsdale. This recognition of the Verde Canal has resulted the preservation of large portions of the Canal feature in the site planning and development of other properties in the area. A similar response is expected of development of this property.

Cost of Development Element:

The city of Scottsdale has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. The developer of the project will be responsible for much of any necessary infrastructure improvements to accommodate the demand generated by the new uses.

Land Use Impact Model

The assumptions used in the Land Use Impact model were:

- The existing land use category of Cultural/Institutional or Public Use for a total of 10.2 acres;
- The proposed land use category of Urban Neighborhoods for 10.2 acres

The application of the model to the ‘fully built out development’ of the subject property as Urban Neighborhoods indicates that the change in land use classification would result in a increase in resident population of 339 people and a maximum increase in residential units of 208 based on a density of 20.5 units per acre. The model indicates an increase 90 school-aged students split across grades K – 12. Water usage will slightly more than double to 61 Acre Feet/Yr and wastewater production increase four times the projection of the existing Cultural/Institutional designation, both figures commensurate with expected characteristics of the proposed land use designation. Traffic, according to the model could triple to 1376 trips per day with a corresponding increase in carbon monoxide emissions of 150 tons per year. Because the existing land use designation allows for a considerable range of use types, the actual increases in measured categories are at best and estimate and should not be considered conclusive.

Key Issues

- The Land Use designation of Cultural/Institutional is not deemed necessary for the city's Westworld facility.
- Proximity to the McDowell Mountain Ranch community will require that land uses are compatible and traffic circulation and other planning and land use issues are mitigated.
- Uses and activities of Westworld may impact and not be compatible with adjacent residential uses and care should be taken in the development of this site to mitigate these impacts.
- The Old Verde Canal should be preserved in the development process, consistent with other developments along the length of the Canal.

Community Involvement

Neighborhood Open Houses were held on June 14 and 15, 2005 at the applicant's offices in Horseman's Park. Prior to the open houses, notification was sent by mail to property owners and interested citizens, mostly situated within a 750-foot radius of the site. Included in the mailing were letters to Arizona State Land Department, McDowell Mountain Ranch Community Association and Horseman's Park (Continental Homes) subdivision. Three (3) people attended the open houses. Inquiries were made about the nature of the proposal, however no objections were received. In addition, a Project Under Consideration sign was posted on the site on May 28, 2005 advising of the time and locations of the Neighborhood Open House meeting. A summary of the citizen comments is provided, however no objections were received to the proposed Urban Neighborhoods category for the site. Staff has received one phone call of objection from a resident from the Horseman's Park subdivision located north of the site indicating concern to the increased traffic from the site onto McDowell Mountain Ranch Road.

Conclusion

This proposed General Plan amendment is consistent with the character, land use intensity, and goals for future development in this area of the city and, if developed sensitively, will not have a negative impact on surrounding neighborhoods or neighboring land uses. The Westworld complex does not need this area to be maintained as Cultural/Institutional. Urban Neighborhood uses could provide adequate transition and a buffer from the diverse uses and activities of Westworld's Cultural/Institutional designation to surrounding residential lower intensity uses. Concerns about impacts from the Westworld facility and events will need to be addressed through development design.

Staff Contacts:

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Al Ward
Senior Planner
480-312-7067
award@ScottsdaleAZ.gov

Approved by:

Randy Grant
Chief Planning Officer

Attachments:

1. Applicant's Project Narrative
2. Context Aerial
3. Close-up Aerial
4. Existing General Plan Land Use Map
5. Conceptual General Plan Land Use Map
6. Community Input
7. Major General Plan Amendment Criteria

Request for General Plan Amendment for:

12-GP-05

309-PA-05

WINSTAR PRO

Scottsdale, Arizona

► **INTRODUCTION.**

Request. Amend the General Plan – Land Use Element for the subject properties from “Cultural / Institutional or Public Use” to “~~Employment~~” or “Urban Neighborhood Residential.” ~~The request is to maintain both options until a consensus is reached among the applicant, neighbors, city staff, and city council.~~ A rezoning application will be filed on or before July 2005.

Location. The subject property is located approximately one-quarter mile west of Thompson Peak Parkway on the south side of McDowell Mountain Ranch Road immediately north of West World. The site contains three (3) parcels of land, approximately ten (10) acres in size.

Site Conditions. The approximately 10.1-acre site is generally flat with very little in the way of topographic changes or significant vegetation. A small portion of the old Verde Canal bisects the property from northwest to southeast. Most of the vegetation on-site is found in close proximity to the canal.

Surrounding Land Uses. The subject property is in a very unique location within the City of Scottsdale. The site is surrounded by a variety of different land uses including the West World equestrian center to the south, McDowell Mountain Ranch master planned community to the east and a mix of residential and employment uses to the north and west.

Other Impacts. The most significant impact to this property is the immediate proximity to West World equestrian center to the south.

Future Rezoning Request. As previously mentioned, the applicant will submit a rezoning request to accompany this General Plan Amendment request. The rezoning request will include ~~a development agreement with~~ development standard amendments that further define intensity of development on the site including height restrictions and lot coverage restrictions.

The proposed rezoning request will make the zoning consistent with the proposed General Plan designation. The future rezoning application will address the following:

- Proposed Use.
- Proposed Site Plan.
- Parking.
- Setbacks.
- Open Space.
- Frontage Open Space.
- Intensity of Development [F.A.R.].

► **GENERAL PLAN AMENDMENT CHECKLIST.**

The following items are provided pursuant to the "Checklist" items required by the City Project Coordination Department.

ITEM 1 - GENERAL PLAN AMENDMENT CHECKLIST.

[Submitted with application under separate cover.]

ITEM 2 – COMPLETED APPLICATION FORM.

[Submitted with application under separate cover.]

ITEM 3 – GENERAL PLAN AMENDMENT APPLICATION FEE.

[Submitted with application under separate cover.]

ITEM 4 – [NOT REQUIRED]

ITEM 5 - CITIZEN NOTIFICATION & PUBLIC INVOLVEMENT.

The following is an outline of the proposed Citizen Notification & Public Involvement program as defined in the GPA Checklist.

1. Letter / Mailer Notice. The applicant will notify all property owners and HOA's within 750-feet of the subject property. Addresses and a key map of the recipients are provided with this application under separate cover.
2. Project Under Consideration Sign. The applicant will install the required "Project Under Consideration" sign within ten [10] business days of the filing of this report. The sign will include information regarding the required public open house meeting. The sign will be posted a minimum of ten [10] days prior to the meeting. A dated, time stamped photograph of the sign along with an "Affidavit of Posting" will be provided to the city.
3. Open House Meeting. Pursuant to City staff requirements, the applicant will conduct two [2] open house meetings to solicit input from adjacent property owners. The applicant will notify the Project Coordinator at least fourteen [14] days prior to the meeting. Documentation of the open house meeting will be provided to the city upon completion of the meeting including dates, times, locations, copies of sign-in sheet, etc.
4. Other. With the submittal of the future rezoning application the required Citizen Review Plan and Program including, additional letters, open house meetings, web site and newspaper advertising will be developed.

ITEM 6 - CONTEXT GRAPHICS, PLANS & PHOTOGRAPHS.

See context maps and photographs at the end of this report including:

- East Bell Road Master Plan
- Aerial Photo / Site Location Plan
- Site Context Photographs

ITEM 7 – [NOT REQUIRED]

ITEM 8 – GENERAL PLAN GUIDING PRINCIPLES.

The following are goals and approaches taken from the City's "General Plan 2001" describing how this proposal meets applicable General Plan objectives.

Character & Lifestyle.

- *Foster Quality Design*...the future development plan will be required to be submitted to the Development Board to ensure the site plan and architectural character are environmentally responsible, appropriate for the locale and meets or exceeds the high design standards of the community
- *Identify Historic Resources*...the future development plan for this site should consider the existing Old Verde Canal.
- *Streetscapes / Visual Quality*...the future landscape component of the project will blend and transition with existing and future developments in the area.
- *Encourage Sensitive Outdoor Lighting*...the future development of this project will meet or exceed all applicable city ordinances regarding architectural and site lighting.

Economic Vitality.

- *Foster New Employment or High Density Residential Opportunities* such as luxury apartments, hotel or assisted living facilities...the future development plan for this site adds employment opportunities to the Scottsdale job market.
- *Integrate Non-residential Development to Improve Access*. This project will provide opportunity for employees to walk or bicycle to this future employment use from numerous neighborhoods in the immediate area.

Neighborhoods.

- *Enhance Neighborhoods*...the future development plan for this site will allow alternate modes of transportation for local residents ~~and employees~~ as well as enhance the landscape and site architectural character established by adjacent residential and non-residential uses.

Open Space.

- *Protect Urban Environment*...the future development plan for this site has a very close proximity to the West World equestrian center and regional multi-use trail system which provide opportunity for pedestrian and bicycle access to the immediate area. Other open

space elements will include the streetscape adjacent to McDowell Mountain Ranch Road creating buffering and transition.

Sustainability.

- *Direct Growth that can Support Multimodal Transportation and Logical Infrastructure Expansion...* this is an ideal site for multimodal transportation [see below] and use of established infrastructure improvements due to the fact that most of the area infrastructure is in place.

Transportation.

- *Protect Integrity of Networks to Reduce Number, Length and Frequency of Trips...* the planned ~~employment~~ use offers variety in peak use trips relative to adjacent residential uses with little or no activities in the evening or weekends. Further, this project will provide opportunity for employees to walk or bicycle to this ~~future employment~~ use from numerous neighborhoods in the area.
- *Relieve Traffic Congestion...* the planned ~~employment~~ use offers variety in peak use trips relative to adjacent residential uses with little or no activities in the evening or weekends. Further, this project will provide opportunity for ~~employees~~ to walk or bicycle to this future employment use from numerous neighborhoods in the area.

ITEM 9 - COMPARITIVE ANALYSIS [INTENSITY].

The following is a comparative analysis between the existing and proposed General Plan designation utilizing the City's "Clean Zone Model" computer analysis.

	Existing Cult. / Inst.	Proposed Employment	Remarks / Comments	High Density Residential
- Dwelling Units	--	--	Not applicable.	170
- Floor Area	63,000	132,000**	Square Feet	204,000
- Population	--	--	Not applicable	425
- School Children	--	--	Not applicable	75
- Water Use	14	67	Ac. Ft. / Yr.	TBD
- Wastewater	4	9	Ac. Ft. / Yr.	TBD
- Solid Waste	8	149	Tons / Year	TBD
- Vehicle Trips*	204	924	Weekday Trips	TBD
- Employees	15	297		10

* Note that a T.I.M.A. study will be prepared for this proposal and adjacent properties as a part of the future rezoning request[s].

** Based on a Floor Area Ratio of 30%.

ITEM 10 - COMPARITIVE ANALYSIS [GENERAL PLAN ELEMENTS].

Land Use Element..... Refer to Items 8 and 9 above.

Character Types Element The current "Character Types" designation is *Suburban Desert*. This proposed change does not conflict with the designated character type.

Character Areas Element..... This property is located in a "Character Area" designated as a future study area [Area 8].

Streetscape Element..... This property is located in a "Streetscape" area designated as *Natural Streetscape*. No change to that character is anticipated.

Open Space Element..... This request does not impact the "Open Space Element" of the General Plan.

Parks / Recreation Element This request does not impact the "Parks / Recreation Element" of the General Plan.

Preservation Element..... This request does not impact the "Preservation Element" of the General Plan.

Growth Area Element..... This property is not located within a designated Growth or Activity Area.

Community Mobility Element.... This request does not impact the "Community Mobility Element" of the General Plan.

ITEM 11 - RELATIONSHIP TO CITY GOALS.

Scenic Corridors..... Not applicable to this property.

Vista Corridors..... Not applicable to this property.

Character Area Plans..... See Item 10 above.

Neighborhood Plans..... Provides additional ~~employment~~ ^{RESIDENTIAL} opportunity close to existing population base.

Housing Diversity Not applicable to this property.

Economic Diversity..... Creates employment opportunity for residents of the area

Alt. Transportation Modes..... Integrated employment and residential uses allow employees the opportunity for short walking or bicycle trips.

ITEM 12 - PUBLIC RESPONSE TO PROPOSED GENERAL PLAN AMENDMENT.

No public response to the proposed General Plan Amendment has been received at this time. The Neighborhood Involvement Plan will be updated as public comment is received.

July 11, 2005

City of Scottsdale
Planning Department
ATTN: Al Ward
7447 E. Indian School Road
Scottsdale, Arizona 85251

RE: 12-GP-2005/WinStarPro, L.L.C.

Dear Al,

Per our discussions, as a representative of WinstarPro, L.L.C., I am requesting that the General Plan Amendment (Case 12-GP-2005) be modified for a zoning of urban neighborhoods with the elimination of any reference to an employment category.

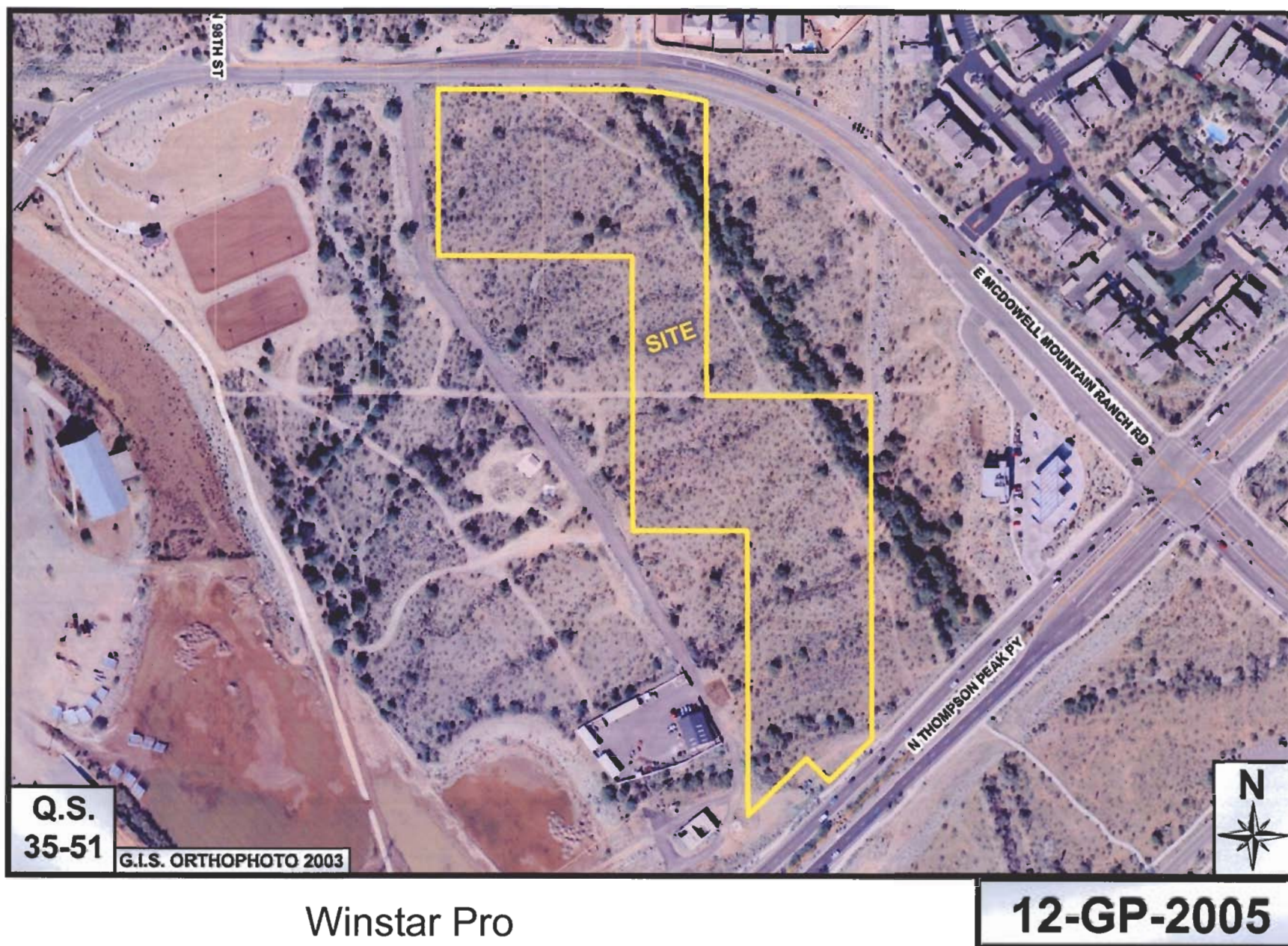
Respectfully submitted,

A handwritten signature in cursive script, reading "George H. Bell", followed by a long horizontal flourish line.

George H. Bell, Applicant



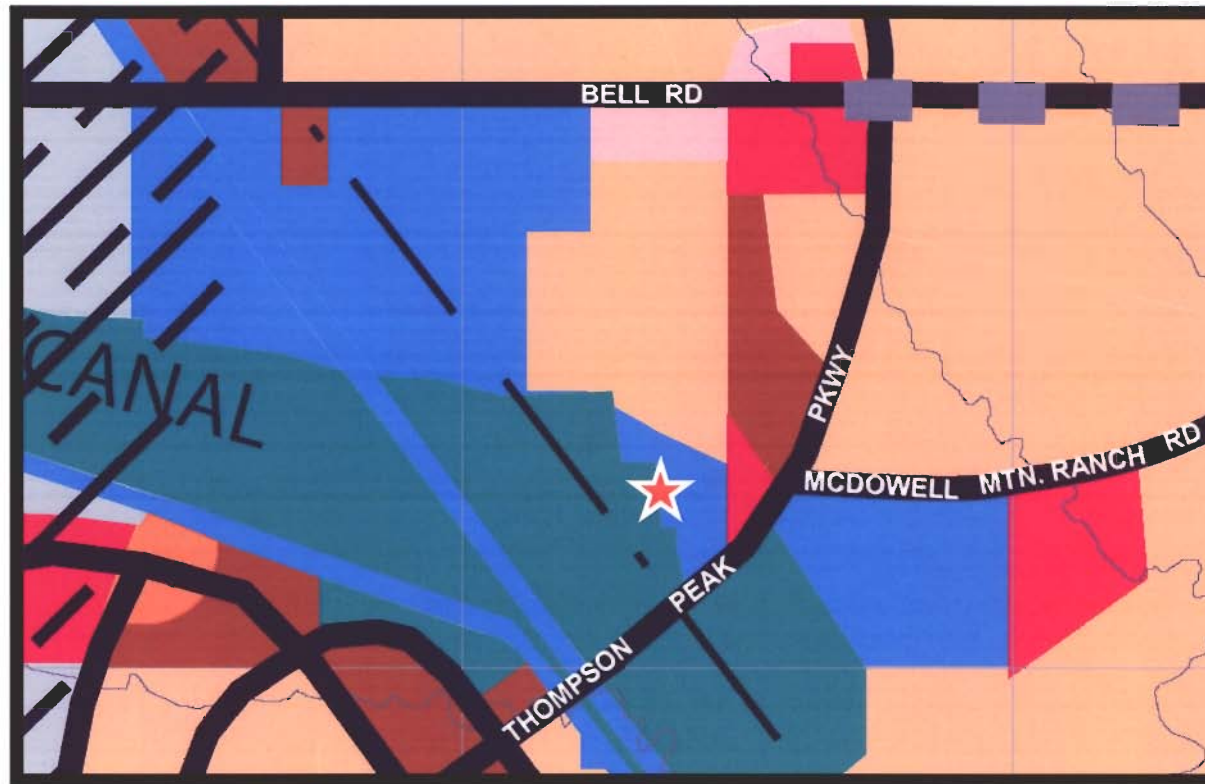
Winstar Pro



Winstar Pro

ATTACHMENT #3

General Plan (Existing)



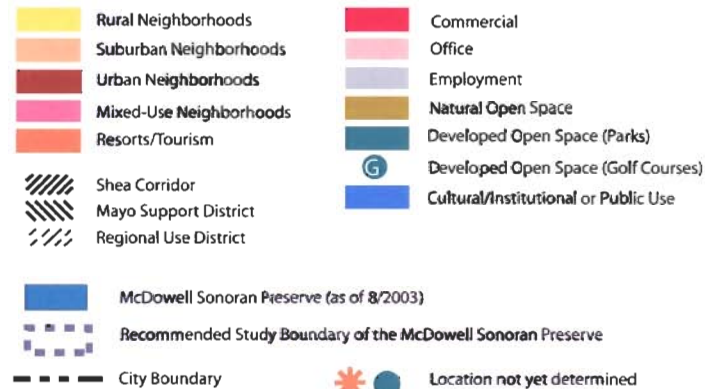
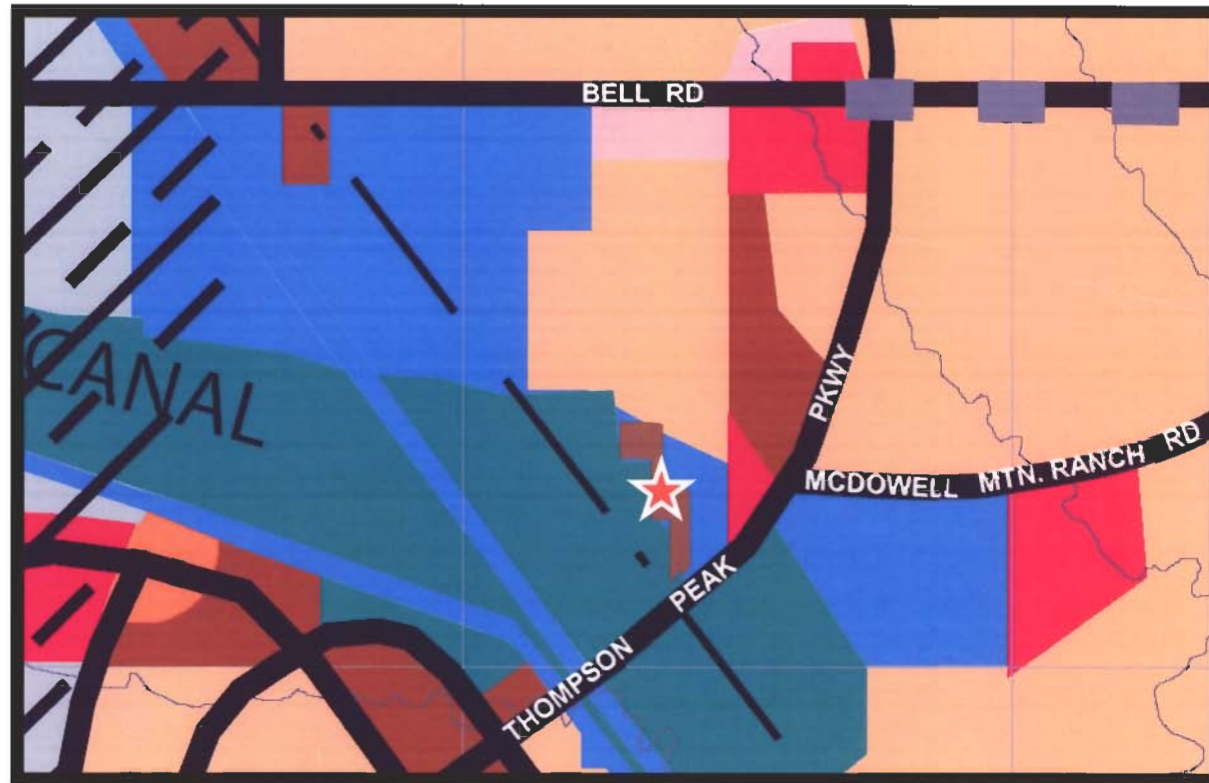
- | | |
|---|--------------------------------------|
| Rural Neighborhoods | Commercial |
| Suburban Neighborhoods | Office |
| Urban Neighborhoods | Employment |
| Mixed-Use Neighborhoods | Natural Open Space |
| Resorts/Tourism | Developed Open Space (Parks) |
| Shea Corridor | Developed Open Space (Golf Courses) |
| Mayo Support District | Cultural/Institutional or Public Use |
| Regional Use District | |
| McDowell Sonoran Preserve (as of 8/2003) | |
| Recommended Study Boundary of the McDowell Sonoran Preserve | |
| City Boundary | Location not yet determined |



12-GP-2005
ATTACHMENT #4

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

General Plan (Proposed)



12-GP-2005
ATTACHMENT #5

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

Attachment #6 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Criteria for a Major Amendment to the 2001 Scottsdale General Plan

(City Council approved 10/30/01)

Scottsdale's Mission: In guiding the formation of the major amendment criteria, it is important to consider the major mission elements of the city, these being –

- a. Preserve Scottsdale's unique southwestern character,
- b. Plan for and manage growth in harmony with the natural desert surroundings,
- c. Promote the livability of the community,
- d. Enhance and protect neighborhoods, and
- e. Ensure and sustain the quality of life for all residents and visitors.

Proposed changes to the land use element of the city's General Plan that compromise the spirit and intent of these mission statements will qualify for consideration as a major amendment to the General Plan.

Scottsdale's Land Use Element: It is important that as proposals are considered in regard to the following criteria that the values and structure of the land use element be used as a guide. These values are an important part of the city's land use plan:

- a. Land uses should respect the natural and man-made environment,
- b. Land uses should provide for an unsurpassed quality of life for both its citizens and visitors,
- c. Land uses should contribute to the unique identity that is Scottsdale,
- d. Land uses should contribute to the building of community unity and cohesiveness,
- e. Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment,
- f. Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities, and
- g. Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

It is recognized that a proposed change of land uses within any given portion of the city may have a substantial impact upon the balance of land uses within the city as a whole. The General Plan Land Use Element was formulated and adopted with full consideration of the character and balance of land uses that are appropriate within all distinct areas of the city. Beyond this level of consideration, the plan considers the relationships between and among the various planning areas and studies that have helped to build the plan. This leads to a balance and pattern of land uses that reflects the community's values, aspirations and the city's stated mission.

Character of Land Uses: A change in the planned land uses may have a substantial impact upon the city by transforming the character of the land uses within a given planning area. The character of the land uses may be indicated by the physical intensity of the use in terms of massing, height or relationships between uses; the blending of different types of uses and the patterns and scale inherent to each; or the relative amount, type and placement of open spaces. Significant changes in the established land use character will be considered in determining whether or not a proposal is a major amendment.

Criteria: An amendment to the Land Use Element of Scottsdale's General Plan shall be defined as a major amendment if it meets any one of the following criteria:

1. Change in Land Use Category

A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table:

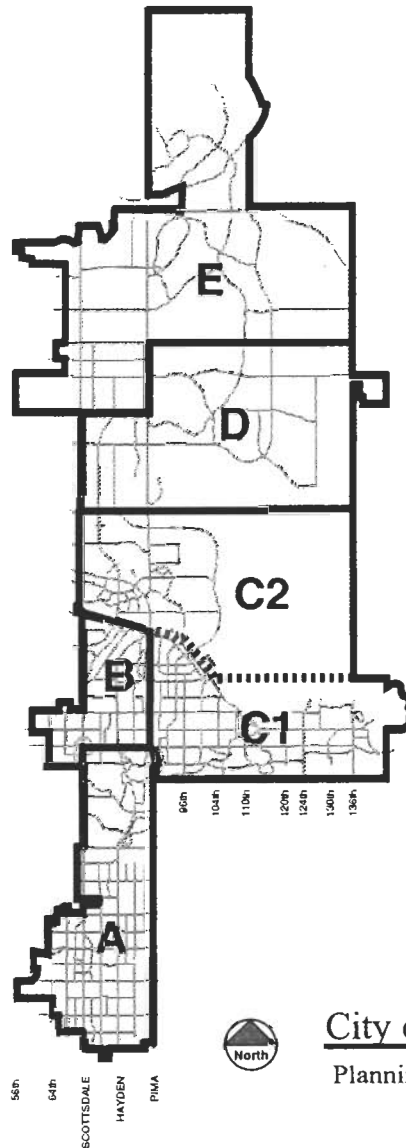
	<i>To:</i>	Group A	Group B	Group C	Group D	Group E
<i>From:</i>	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

2a. Area of Change Criteria

A change in the land use designation that includes the following gross acreages:

- * Planning Zones A, B 10 acres or more
- * Planning Zone C1, C2, D and E 15 acres or more

JENNY LYNN
CIRCLE MOUNTAIN
HONDA BOW
ROCKAWAY HILLS
DESERT HILLS
JOY RANCH
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY
LONE MOUNTAIN
DIXILETA
DYNAMITE
JOMAX
HAPPY VALLEY
PINNACLE PEAK
DEER VALLEY
BEARDSLEY
OUTER LOOP
FRANK LLOYD
WRIGHT BLVD
GREENWAY
THUNDERBIRD
SWEETWATER
CACTUS
CHOLLA
SHEA
DOUBLETREE RANCH
McCORMICK
INDIAN BEND
McDONALD
CHAPARRAL
CAMELBACK
INDIAN SCHOOL
THOMAS
McDOWELL
McKELLIPS



ZONE A includes the Downtown Business/Entertainment District and the most mature neighborhoods in the community

ZONE B includes the Scottsdale Airpark, the fastest growing and one of the three largest employment centers in the metropolitan area

ZONE C covers the East Shea area, McDowell Mountain Ranch, DC Ranch, and Greyhawk, all major master planned developments (C1 & C2 are divided by the CAP Canal and Thunderbird Road)

ZONE D encompasses the Pinnacle Peak, Desert Highlands and Troons communities, and large undeveloped tracts

ZONE E includes Terra Vita, the Boulders, Desert Mountain, Legend Trails, the 15,000-acre tract of State Trust Lands, and other undeveloped lands



City of Scottsdale

Planning Zones

2b. *Acreage Criteria Overriding Incentives*

Certain exceptions to these criteria (2a.) are considered to be in the interest of the general public and in keeping with the mission and values of the community. A proposal that includes any of the following conditions will not be considered as a major amendment:

- A property owner initiated decrease in the residential land use category of units planned by the land use element, or
- A proposal for a change in the land use designation that results in no increase in the planned number of dwelling units and includes at least 30% more Natural Area Open Space than is required by the Environmentally Sensitive Lands Ordinance for the property and that is:
 - of substantial size, that being at least seven or more contiguous acres, and protected in such a manner so as to be designated with the land use category of Natural Area Open Space
 - and where such open space protects sensitive natural features and is visually and/or physically accessible to the general public and does not include lands contained within scenic corridors or vista corridors, or
- A proposal to change the land use category to Cultural/ Institutional with a municipal, public school or non-profit cultural facility when such a proposed facility is not adjacent to a single-family land use designation (Rural or Suburban Neighborhoods) or does not share direct access to any street that has single-family residential driveway access within one half (1/2) mile of the proposal.
- A proposal within the Downtown Plan area that maintains the same development standards type (e.g. Type 1, Type 1.5 or Type 2) and contains no more than fifteen (15) gross acres or less.

3. *Character Area Criteria*

Character areas have been added to the city's planning process in order to recognize and maintain the unique physical, visual and functional conditions that occur in distinct areas across the community. The city recognizes that these form a context that is important to the lifestyle, economic well being and long term viability of the community. These areas are identified by a number of parameters including but not limited to building scale, open space types and patterns, age of development and topographic setting.

If a proposal to change the land use category has not been clearly demonstrated by the applicant to comply with the guidelines and standards embodied within an approved character area plan it will be considered as a major amendment. (Note: The character area plans that qualify for consideration as of November, 2000 include the Desert Foothills Plan, Dynamite Foothills Plan, Cactus Corridor Plan and Downtown Plan.)

4. *Water/Wastewater Infrastructure Criteria*

If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility it will qualify as a major amendment.

If a project applicant wishes to appeal the designation of a General Plan major amendment, the Comprehensive Planning Division Planning Director, or the position equivalent, will evaluate the appeal and make a major amendment determination.